



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

OCTOBER 5, 2010
Caucus Rooms, 2nd Floor
Carmel City Hall
One Civic Square
Carmel IN 46032
6:00 PM

Members Present: Jay Dorman, Kevin “Woody” Rider, Steve Stromquist, Susan Westermeier, Ephraim Wilfong

DOCS Staff Present: Director Michael Hollibaugh, Rachel Boone

The Special Studies Committee considered the following items:

Also present: Lisa Stewart, Plan Commission Secretary pro tem.

1. **Docket No. 10090005 ADLS Amend: Carmel Tattoo – Signage.**

The applicant seeks approval for a projecting sign. The site is located at 43 W. Main St. and is zoned B-1/Business within the Old Town Overlay - Main St. Subarea - District. Filed by Adam French, owner.

Present for Petitioner: Adam J. French, 211 Lexington Boulevard, Carmel 46032.

Overview:

- Facility to be located at 43 West Main Street
- Signage will be a projecting sign, 30 inches high, 22 inches wide
- Signage will be on the north façade of the building
- Sign will be made of redwood, sandblasted, and painted

Department Report, Rachel Boone:

- Sign size complies with the allowable 20 square feet
- How much height from ground to bottom of sign—must be a minimum of 8 feet

Committee Comments/Questions:

- City has created a hardship—impossible to locate sign where it should go because of a tree
- Dept should work with petitioner regarding any filing at BZA
- Petitioner asked if tree could be pruned to resolve the issue

Motion: Woody Rider “To approve Docket No. 10090005 ADLS Amend, Carmel Tattoo Signage, giving the Dept staff the ability to work out a solution with the petitioner; the Committee would NOT like to see this referred to the BZA,” seconded by Sue Westermeier, approved 5-0.

2. **Docket No. 10070009 OA: Parkwood Crossing West - PUD Amend**

The applicant seeks to amend text within the Parkwood Crossing West Planned Unit Development Ordinance (Z-359-01) as it relates to Outlot 2, located at the northwest corner of 96th St. and Meridian St. Filed by Paul Reis of Krieg DeVault, LLP for Lake City Bank.

Note: Items 2 and 3 were heard together

3. **Docket No. 10070010 DP/ADLS: Parkwood Crossing West - Lake City Bank (Outlot 2)**

The applicant seeks site plan and design approval for a bank branch & regional headquarters, located at the northwest corner of 96th St. and Meridian St. The site is zoned PUD/Planned Unit Development. Filed by Paul Reis of Krieg DeVault, LLP for Lake City Bank.

Present for Petitioner: Paul Reis, attorney, Krieg DeVault, 12828 North Meridian Street, Carmel, representing Lake City Bank. Also in attendance: Clint Pletcher, vice president, Lake City Bank; Ken Etter, project architect; and Jon Sheidler, project engineer, Woolpert, Inc.

Overview:

- Proposed site is the outlot parcel, directly east of the Granite City Restaurant, northwest corner of 96th and Meridian Streets, south of I-465
- Comment at public hearing was whether or not parking numbers could be decreased & spaces landbanked
- Petitioner has proposed 41 spaces—PUD Amendment states at least 38 parking spaces are to be provided
- Parking is tied to the square footage of the building
- Facility is more than a bank—it is regional headquarters offices as well
- Internal pedestrian circulation connection—petitioner will add striping to the driveway that shows the connection between the bank building and the multi-use path
- No internal sidewalks on the Granite City side; nor are crosswalks provided across the entrance drive from 96th Street
- Rooftop Mechanical Equipment will be screened by a parapet wall; the utility meter will be fully screened from view by landscaping
- Signage consists of individual, internally illuminated letters
- No up-lighting or landscape lighting
- Gary Duncan, Carmel Dept of Engineering, reports no issues that would affect the site plan design

Department Comments, Angie Conn:

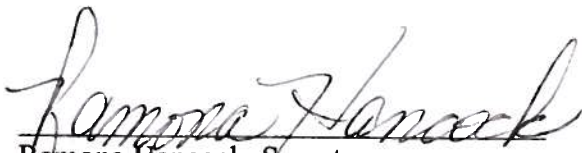
- Basically, all concerns have been addressed at this point
- Dept is recommending forwarding to full Commission with a favorable recommendation

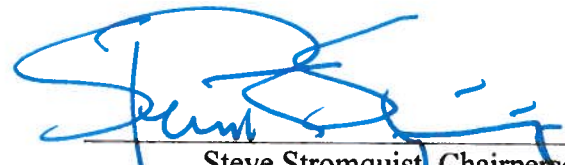
Committee Questions/Comments:

- Dept OK with proposed signage? (Yes, meets criteria for PUD's)
- Petitioner to submit sign detail to Dept, especially exempt signs, before installation
- Reduce parking? (Petitioner states there is a cross easement that allows for additional parking)
- Number of employees anticipated? (upon opening, 12-15 employees; 20 employees in 30 months)

Motion: Sue Westermeier, "To forward Docket No. 10070009 OA, Parkwood Crossing West – PUD Amend, to the full Plan Commission with a positive recommendation, and also forward Docket No. 100700010 DP/ADLS, Parkwood Crossing West, Lake City Bank (Outlot 2) to the full Commission with a positive recommendation;" seconded by Woody Rider, approved 5-0.

Meeting adjourned at 6:20 PM.


Ramona Hancock, Secretary


Steve Stromquist, Chairperson



Handwritten notes in cursive script, appearing to be a list or set of instructions. The text is faint and difficult to read, but seems to include phrases like "The first", "The second", and "The third".